

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 21/1762

APPEAL by Andrew and Mary Curtis of Caulstown, Dunboyne, County Meath against the decision made on the 18th day of July, 2022 by Meath County Council to grant subject to conditions a permission to Darren Orr care of Jova Planning Consultants of Boyerstown, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

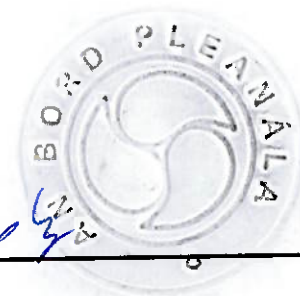
Proposed Development: Construct a single storey dwelling house, new wastewater treatment system and percolation area, new entrance from the public road and all associated site development works at Caulstown, Dunboyne, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Notwithstanding the proposal to use a proprietary domestic wastewater treatment system on the site, having regard to the location of the site within an area identified as being at risk of flooding, the ground conditions observed on site during inspection, the high-water table recorded in the site Characterisation Report, to the proliferation of domestic wastewater treatment systems in this rural area, and to the policies of the Meath County Development Plan 2021-2027, namely Policy RD POL 46 which seeks to ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities. Sites prone to extremely high-water tables and flooding or where groundwater is particularly vulnerable to contamination shall be avoided, the Board could not be satisfied, on the basis of the information on the file, that the impact of the proposed development in conjunction with existing wastewater treatment systems in the area would not give rise to a risk of groundwater pollution. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 27th day of October 2023.